Request for Proposal

Parking Garage Washdown

June 30, 2015

A VASCUPP Member Institution
Issued by
Procurement and Supplier Diversity Services
Charlottesville, Virginia
A. GENERAL INFORMATION

Request for Proposal (RFP) Name: Parking Garage Washdown

RFP Number: #JG063015

Issue Date: June 30, 2015

Brief Description: The University of Virginia is seeking a selected firm(s) to provide annual facilities cleaning and pressure washing at the University’s eleven parking garages.

Preproposal Questions: Any questions concerning this RFP must be sent to the buyer listed below no later than July 9, 2015 in order to guarantee a timely response prior to the proposal due date.

Proposal Due Date: July 14, 2015 Firms must submit an electronic proposal that will be received by the University by the proposal deadline. Submit proposals to jeg5y@virginia.edu. All electronic proposal documents should be formatted as Microsoft Word documents.

Any trade secrets or proprietary information submitted with a proposal for which the firm seeks protection from public disclosure must be clearly identified by the specific page and section number in the proposal and accompanied by a suitable justification requesting non-disclosure.

Negotiations: Negotiations, if needed, will be held on July 20, 2015

Expected Award Date: July 24, 2015

Term of Agreement: The term of a resulting Agreement or Purchase Order will be for three years, with the ability to renew on the same or similar terms and conditions, for two additional two-year periods if mutually agreeable to the University and the Selected Firm. The Selected Firm and the University will mutually agree at least 180 days prior to each renewal period whether to renew the terms of the Agreement.

REFER ALL QUESTIONS TO THE ISSUING OFFICE:

UNIVERSITY OF VIRGINIA
Department of Procurement and Supplier Diversity Services
1001 North Emmet St, Carruthers Hall
P.O. Box 400202
Charlottesville, VA 22904-4202
Attention: John Gerding
Phone: 434-982-2563
Fax: 434-982-2690
Email: jeg5y@virginia.edu

During the RFP process, all communication must be directed to the buyer listed above, with the exception of issues directly related to SWAM business and SWAM subcontracting opportunities. Such SWAM issues may be alternately directed to Les Haughton, Director Supplier Diversity, at (434) 924-7174 or SWAM@virginia.edu. Any failure to adhere to this requirement may result in the rejection of the firm’s proposal or cancellation of the RFP.
This Request for Proposal (RFP) has been posted on Procurement and Supplier Diversity Services web site for your convenience. Addenda and attachments are posted if issued. The RFP can be downloaded at this web site: http://www.procurement.virginia.edu/pagerfp. It is the firm’s responsibility to ensure that the latest version of the entire RFP and related links are reviewed prior to submission of a proposal. We encourage you to check the web site frequently for any changes prior to the due date. Call (434) 924-1346 if you have trouble accessing the RFP from the web. For questions about the content of the RFP, contact the buyer listed above. Additional information can be found on Procurement and Supplier Diversity Services web site: http://www.procurement.virginia.edu.

For ease of reference, each firm or individual receiving this RFP is referred to as a “firm” and the firm or individual selected to provide services for the University is referred to as the “Selected Firm.” This RFP states the instructions for submitting proposals and the procedure and criteria by which a firm may be selected.

**B. SCOPE OF GOODS & SERVICES**

The University and its Department of Parking and Transportation seeks a qualified firm(s) to provide annual facilities cleaning and pressure washing of the deck surfaces at eleven parking garage locations, including ramps, stairwells, stairways, stair landings, elevator lobbies, overhead conduits, and piping. The Selected Firms(s) will be responsible for removing heavy grease, auto fluid stains, and any other undesirable substances. All water is to be reclaimed, recycled, and reused. Sites will be closed to the public during cleaning.

The Selected Firm(s) will provide all necessary materials, tools, equipment, supervision, and resources necessary to provide completion of the facility cleaning.

The current parking deck cleaning process is being performed is as follows:

- Pretreat oil spots with environmentally safe de-greaser.
- Use hot water pressure washers.
- Pressure wash with vacuuming surface cleaners.
- Vacuum waste water.
- No waste water or filtered water is put down storm drains.
- All water is to be reclaimed, recycled, and reused.
- All used filter cartridges and filters will be properly disposed of off-site.
- Any excess filtered water at the end of the job will be properly disposed of off-site.
It is the University's intent to enter into an Agreement with the Selected Firm(s) for timely completion of services without interfering with important University events and prior to the onset of cold weather. Below is a tentative schedule:

<table>
<thead>
<tr>
<th>Parking Garage</th>
<th>Parking Capacity</th>
<th>Time Start</th>
<th>Date Start</th>
<th>Start Day</th>
<th>Time End</th>
<th>Date End</th>
<th>End Day</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Grounds</td>
<td>400</td>
<td>8:00 PM</td>
<td>8/2/2015</td>
<td>Sunday</td>
<td>4:00 AM</td>
<td>8/5/2015</td>
<td>Wednesday</td>
</tr>
<tr>
<td>Darden Business School</td>
<td>500</td>
<td>4:00 AM</td>
<td>8/6/2015</td>
<td>Thursday</td>
<td>12:00 PM</td>
<td>8/9/2015</td>
<td>Sunday</td>
</tr>
<tr>
<td>John Paul Jones Arena</td>
<td>792</td>
<td>7:00 AM</td>
<td>8/10/2015</td>
<td>Monday</td>
<td>4:00 AM</td>
<td>8/13/2015</td>
<td>Thursday</td>
</tr>
<tr>
<td>11th Garage</td>
<td>1,025</td>
<td>7:00 PM</td>
<td>8/14/2015</td>
<td>Friday</td>
<td>4:00 AM</td>
<td>8/17/2015</td>
<td>Monday</td>
</tr>
<tr>
<td>South (Health System)</td>
<td>1,388</td>
<td>7:00 PM</td>
<td>8/21/2015</td>
<td>Friday</td>
<td>4:00 AM</td>
<td>8/24/2015</td>
<td>Monday</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7:00 PM</td>
<td>8/28/2015</td>
<td>Friday</td>
<td>4:00 AM</td>
<td>8/31/2015</td>
<td>Monday</td>
</tr>
<tr>
<td>Culbreth</td>
<td>560</td>
<td>4:00 AM</td>
<td>9/1/2015</td>
<td>Tuesday</td>
<td>7:00 PM</td>
<td>9/3/2015</td>
<td>Thursday</td>
</tr>
<tr>
<td>Lee Garage</td>
<td>831</td>
<td>7:00 PM</td>
<td>9/4/2015</td>
<td>Friday</td>
<td>4:00 AM</td>
<td>9/7/2015</td>
<td>Monday</td>
</tr>
<tr>
<td>Emmet/Ivy</td>
<td>1,200</td>
<td>7:00 PM</td>
<td>10/2/2015</td>
<td>Friday</td>
<td>4:00 AM</td>
<td>10/5/2015</td>
<td>Monday</td>
</tr>
<tr>
<td>Stadium (West Shelf)</td>
<td>150?</td>
<td>7:00 PM</td>
<td>10/9/2015</td>
<td>Friday</td>
<td>4:00 AM</td>
<td>10/12/2015</td>
<td>Monday</td>
</tr>
<tr>
<td>Stadium (South)</td>
<td>764</td>
<td>7:00 PM</td>
<td>10/16/2015</td>
<td>Friday</td>
<td>4:00 AM</td>
<td>10/19/2015</td>
<td>Monday</td>
</tr>
<tr>
<td>McLeod</td>
<td>141</td>
<td>April 2016</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

C. BASIS OF SELECTION

Proposals will be evaluated based upon the overall merits/value of the proposal including, but not limited to, price. The University will evaluate proposals, and if a firm is to be selected, select the firm on the basis of:

1. The firm’s plan to provide the University with the Services as described in the Scope of Good and Services section;
2. The firm’s experience in providing Services similar to those described in this RFP, to include the firm’s references from clients;
3. The firm’s price proposal; and
4. The firm’s Small, Woman-owned and Minority-owned (SWAM) business status and/or the firm’s plan for utilization of SWAM businesses. For more information about SWAM and the University’s SWAM plan, please see the letter in Attachment 1 and refer to the following site: [www.procurement.virginia.edu/main/publicpostings/rfp/SWAMplan.pdf](http://www.procurement.virginia.edu/main/publicpostings/rfp/SWAMplan.pdf)

Note 1: A 10% minimum weight will be given to this criterion in evaluating proposals.
Note 2: Any questions related to SWAM business and SWAM subcontracting opportunities can be directed to Les Haughton, Director Supplier Diversity, at (434) 924-7174 or lh7sn@virginia.edu.

D. CONTENTS OF PROPOSAL

Proposals will be prepared simply and economically, providing a straightforward, concise description of capabilities to satisfy the requirements of the RFP. Emphasis will be on completeness and clarity of content, and will be organized in the order in which the requirements are presented in the RFP.

Unnecessarily elaborate brochures and other presentations beyond that sufficient to present a complete and effective proposal are not desired and may be construed as an indication of the firms’ lack of cost consciousness. Elaborate artwork, expensive paper and bindings, and expensive visual and other presentation aids are neither necessary nor desired.

Firms will provide the following information:

1. A brief history of the firm and its experience, qualifications and success in providing the type of service requested.
2. Provide a detailed explanation of your process to clean the garages. Explain the parking deck areas other areas listed in the Scope of Goods and Services. Compliance with the water portion of the current cleaning process is critical.
3. Relevant equipment that will be used by the firm, including the water recovery system and the filtration process employed.
4. The firm’s proposed price / fee for providing the Goods and Services, including any disposal fees.
5. At least three references where similar goods and/or services have been provided. Include the name of the firm / organization, and the name of the contact person, email address, and telephone number.
6. The firm’s Small, Woman-owned and Minority-owned (SWAM) businesses status and/or how the firm intends to utilize SWAM firms in regards to this particular procurement.
7. Complete and return the information requested in Attachment 2, Firm Information.

NOTE: Virginia Freedom of Information Act
Except as provided, once an award is announced, all proposals submitted in response to this RFP will be open to inspection by any citizen, or interested person, firm or corporation, in accordance with the Virginia Freedom of Information Act. Trade secrets or proprietary information submitted by a firm prior to or as part of its proposal will not be subject to public disclosure under the Virginia Freedom of Information Act only under the following circumstances: (1) the appropriate information is clearly identified by some distinct method such as highlighting or underlining; (2) only the specific words, figures, or paragraphs that constitute trade secrets or proprietary information are identified; and (3) a summary page is supplied immediately following the proposal title page that includes (a) the information to be protected, (b) the section(s)/page number(s) where this information is found in the proposal, and (c) a statement why protection is necessary for each section listed. The firm must also provide a separate electronic copy of the proposal (CD, etc.) with the trade secrets and/or proprietary information redacted. If all of these requirements are not met, then the firm’s entire proposal will be available for public inspection.
IMPORTANT: A firm may not request that its entire proposal be treated as a trade secret or proprietary information, nor may a firm request that its pricing/fees be treated as a trade secret or proprietary information, or otherwise be deemed confidential.

E. TERMS AND CONDITIONS

This solicitation and any subsequent award is subject to:

- The Selected Firm registering as a vendor with the University of Virginia. [https://www.procurement.virginia.edu/pagevendorregistrationform](https://www.procurement.virginia.edu/pagevendorregistrationform)

- Unless otherwise deemed appropriate by the University, the Selected Firm(s) will enroll in one of the University approved methods for receipt of electronic payments. Accordingly, the Selected Firm agrees to accept Bank of America’s (“BoA”) ePayables® method of electronic payment or BoA’s PayMode® method of electronic payment.


**Note:** Unless a firm *expressly and specifically states its exception* to any of the Preferred Provisions in its written proposal, then the proposal from the firm will automatically be deemed to include those Provisions.


F. OTHER INFORMATION

**Insurance**

Listed below is the insurance the Selected Firm must maintain under any Agreement resulting from this RFP. In no event should the Selected Firm construe these minimum required limits to be its limit of liability to the University. The Selected Firm will maintain insurance which meets or exceeds the requirements of the University with insurance companies that hold at least an A-financial rating with A.M. Best Company. No Agreement will be executed by the University until the Selected Firm satisfies the insurance requirements of the University. The Selected Firm may be required to provide the University with a valid Certificate of Insurance before providing any goods or services to the University. The University reserves the right to approve any insurance proposed by the Selected Firm.
Commercial General Liability:
The Selected Firm and any Subcontractor will provide a minimum combined single Limit of Liability for bodily injury and property damage of $2,000,000 per occurrence and a $3,000,000 aggregate with coverage for the following coverage:

- Premises/Operations
- Products/Completed Operations
- Contractual
- Independent Contractors
- Personal Injury
- Medical Payment
- Fire Legal Liability
- Underground Explosion & Collapse
- Additional Insured
- Other

Automobile Insurance:
The Selected Firm and any Subcontractor will provide a minimum combined single Limit of Liability for bodily injury and property damage of $1,000,000 per occurrence with the following coverages for vehicles operated by their employees:

- Any Automobile
- Owned and Non-Owned Automobiles
- Garage Liability
- Transportation of Hazardous Substances
- Additional Insured
- Other

*Additional Insured:
The University will be named as an Additional Insured, and the proper name is: "The Commonwealth of Virginia, and the Rector and Visitors of the University of Virginia, its officers, employees, and agents."

Formation of the Agreement with the Selected Firm
All proposals received will first be carefully evaluated by the University, and then the University intends to conduct negotiations with two or more firms. After negotiations have been conducted, if the University chooses to make award, the University will select the firm which, in its opinion, best meets the needs of the University. Alternately, if the University determines in writing and in its sole discretion that only one firm is fully qualified, or that one firm is clearly more highly qualified than the others under consideration, it may decide to negotiate and award an agreement to that single firm. In either event, the University intends to execute a mutually satisfactory written agreement which will reflect and largely incorporate this RFP as reconciled with any pertinent documents, such as the proposal submitted and relevant negotiation correspondence.

Because the University may choose to negotiate and award to a single firm as discussed above, each firm must include in its written proposal all requirements, terms or conditions it may have, and should not assume that an opportunity will exist to add such matters after the proposal is submitted.

Any firm(s) invited to negotiations should note that the University reserves the right to begin negotiations by combining the best aspects of submitted proposals from all responding firms as the basis for subsequent formation of any Agreement resulting from this RFP.

Firms should also note that, as described above, certain matters will automatically be deemed part of the proposal.
Greetings:

The quality of service the University of Virginia is able to deliver to its customers is directly related to the excellent support we receive from you and many other outstanding suppliers of goods and services. Without you, we would not be able to fulfill our educational, health care and research missions. An important part of our procurement program involves our commitment to doing business with small, women- and minority-owned (SWaM) businesses. As one of our most important vendors, we look to you to help us achieve this objective.

We conduct substantial business with small firms. We have a particular institutional focus on developing long-term business relationships with minority-and women-owned businesses. We count on our majority firms to help us achieve our goal.

I seek your assistance in two areas. First, to the extent practical, I ask that you involve small, women-and minority-owned businesses in the delivery of services you provide to UVa. The office of Procurement and Supplier Diversity Services is ready to assist you in identifying qualified diverse business partners. Second, I seek your help in reporting your results through our quarterly subcontracting reports. The terms and conditions previously provided to your organization outlined this process.

This effort is important to us. We depend on you in so many ways – this is another way that we can partner with your company to make things better.

Sincerely,

Colette Sheehy
Vice President for Management and Budget
**Attachment 2**

**Firm Information**

<table>
<thead>
<tr>
<th><strong>Full Legal Name</strong> <em>(Company name as it appears with its Federal Taxpayer Number):</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
</tr>
<tr>
<td>Telephone Number:</td>
</tr>
<tr>
<td>Web Address:</td>
</tr>
<tr>
<td>Email Address:</td>
</tr>
<tr>
<td>DUNS Number:</td>
</tr>
</tbody>
</table>

**SWAM Information:**

Is the firm certified with the Commonwealth of Virginia’s Department of Minority Business Enterprises (DMBE):  
☐ Yes  ☐ No

| Minority-Owned Business: | ☐ Yes  ☐ No |
| Women-Owned Business: | ☐ Yes  ☐ No |
| Small-Owned Business: | ☐ Yes  ☐ No |

Is the firm registered as a vendor in the Commonwealth of Virginia’s e-procurement system (eVA)?  
☐ Yes  ☐ No

**Point of Contact for this Proposal:**

Name:  
Address:  

<table>
<thead>
<tr>
<th>Office No.</th>
<th>Mobile No.</th>
<th>FAX No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email Address:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
